



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660027910													
Parcel ID	23N16E-32-4-00000-000-0000													
Cadastral ID	32-23-16-01000													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	2											
Tax Area	13 - FOYIL/ NW FIRE													
Name ID	325828													
GEORGE, WAYNE A & CYNTHIA PAULINE														
12950 S 4150 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	12950 S 4150 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.44 - Acres											
Sec/Twn/Rng	32 / 23 / 16 / 4													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S007 - FOYIL SCHOOLS													
Legal Description Lat/Long: 36.42457263 -95.61565128														
TR IN SE SE DESC AS: N 295.16' OF S 590.26' E 295.16' SE SE & W 199' E 495' S 95.2' N 165' SE SE SE.														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	GEORGE, NEAL A	10/03/2018	0	4										
1649/580	WEBSTER, CRYSTAL L	01/07/2005	88,500	YES										
1394/677	WEBSTER, WALTER J JR	07/30/2002	64,500	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.682	Current Tax						
Remove Cap	2006	Land Value	34,052	34,052	11%	3,746	Assessed	34,394	3,531.63					
Year Frozen	0	Improvements	287,656	278,618		30,648	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	321,708	312,670		34,394	Total Taxable	33,394	3,443.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660027910	GEORGE, WAYNE A &	13	303,564	1000	32,393	3,340.00							
2024	2024-660027910	GEORGE, WAYNE A &	13	396,046	1000	32,599	3,439.00							
2023	2023-660027910	GEORGE, WAYNE A &	13	344,101	1000	31,620	3,331.00							
2022	2022-660027910	GEORGE, WAYNE A &	13	326,561	1000	30,670	3,197.00							
2021	2021-660027910	GEORGE, WAYNE A &	13	279,526	1000	29,748	3,000.00							
2020	2020-660027910	GEORGE, WAYNE A &	13	91,118	1000	8,675	916.00							
2019	2019-660027910	GEORGE, WAYNE A	13	85,397	1000	8,393	885.00							
2018	2018-660027910	GEORGE, NEAL A	13	91,749	0	10,092	1,033.00							
2017	2017-660027910	GEORGE, NEAL A	13	90,844	0	9,993	1,009.00							
2016	2016-660027910	GEORGE, NEAL A	13	86,727	0	9,540	1,005.00							
2015	2015-660027910	GEORGE, NEAL A	13	88,025	0	9,683	1,002.00							
2014	2014-660027910	GEORGE, NEAL A	13	86,966	0	9,420	947.00							
2013	2013-660027910	GEORGE, NEAL A	13	85,404	0	8,972	887.00							



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	2.44							
Non-Ag Acres	2.2471							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	97,885.00 x .35 = 34,052							
Factor Value								
Adjustments	1.0000							
Lot Value	34,052							
<b>Residential Data</b>				660027910_002.JPG 2/22/2025				
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code 1 Test				
Base/Total Area	0 / 0			Adusted R 0.8445				
Style				Indicated Value 152,609 Per SqFt				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model 1 Res				
Area on Slab	0			Adjustment Model A2 AO Test				
Fixture/RghIn	/			Comparables				
Bed/F/H Bath	/ /			Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age	/			Lot Value 34,052				
<b>Cost Approach</b>				Indicated Value 34,052 0.00 Per SqFt				
<b>Manual : 01/2025</b>				Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements 38,531				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value 72,583 0.00 Total Value Per SqFt				
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 34,052					
Total Area	x 0	Indicated Value	= 34,052					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x45x8	Concrete	Formed Metal	1,080
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	
	Base Cost (31.44 x 1,080)		33,955	33,955	2,377	31,578
	LOAF	LOAFING SHED	18x20x8	Dirt	Galvanized Metal	360
	Qual	2	Cond 3	Year 1970	Eff Age 42	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
	Base Cost (5.68 x 360)		2,045	2,045	1,636	409
	BNGP	Barn - General Purpose	24x32x8	Concrete	Galvanized Metal	768
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (66% Phys/ % Func)</b>	
	Base Cost (25.06 x 768)		19,246	19,246	12,702	6,544



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,340 / 2,340
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,340
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 5

660027910_001.JPG	2/22/2025
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	87.25	Total Misc Impr	+ 4,954
Roofing Adj	+ 4.16	Garage Cost	+
Subfloor Adj	+ -2.02	Total RCN	= 262,237
Heat/Cool Adj	+ 12.39	Depreciation ( 5%)	- 13,112
Plumbing Adj	+ 8.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 249,125
Adj Base Cost	= 109.95	Lot Value	+
Total Area	x 2,340	Indicated Value	= 249,125
Adjusted Cost	= 257,283	Value Per SqFt	106.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	249,125		
Lot Value			
Indicated Value	249,125	106.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	249,125	106.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149163	24x8		192	25.80		4,954



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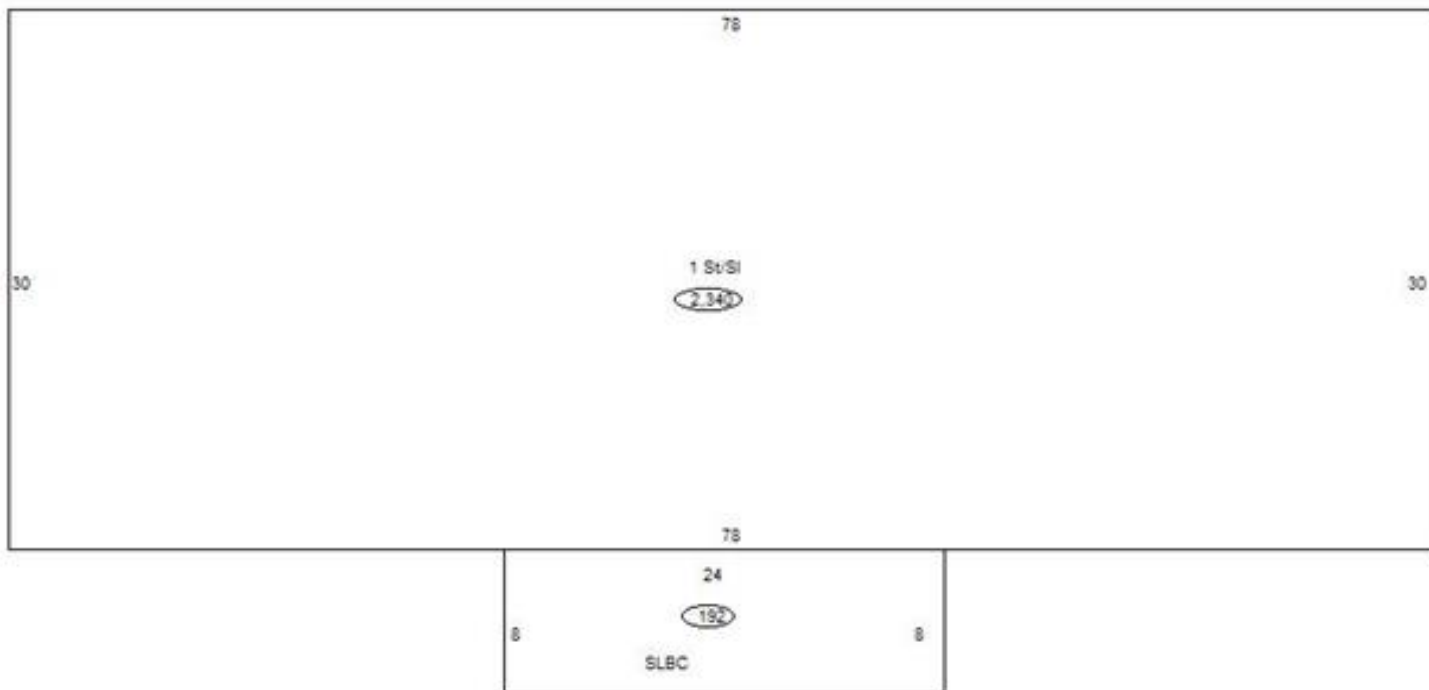
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,340	1.000	2,340
2	M	PRCH		10	SLBC	192	1.000	192
<b>Total Building Area</b>						2,340		2,340